



Westfield–Washington Township Advisory Plan Commission (APC)

Minutes of the August 2, 2021 APC Meeting

Presented for approval: August 16, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 2, 2021 scheduled for 7:00 p.m. in person at City Hall.

Active Links for this Meeting:

[August 2, 2021 APC Agenda & Exhibits](#)

[August 2, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Office.

ROLL CALL: Noted presence of a quorum.

YouTube Time: 0:16

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: Andre Maue and Dave Schmitz.

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

YouTube Time: 0:41

- July 6, 2021 APC Minutes
- July 19, 2021 APC Minutes

Motion: Deck motioned to approve the July 6, 2021 and July 19, 2021 APC minutes. Kelleher seconded. Motion passed. Vote 7-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

YouTube Time: 4:20

2105-DDP-16

Little Lamb Christian School

1609 E. Greyhound Pass

Little Lamb Christian School by Red Barn Engineering Company, LLC requests Detailed Development Plan approval of a 2,170 square foot expansion to a daycare on 1.028 acres +/- in the GB: General Business District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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2105-DDP-19**KFC***Southeast corner of State Road 32 and Spring Mill Road*

McKenzie Foods Inc. by Red Barn Engineering Company, LLC requests Detailed Development Plan approval of a 2,360 square foot restaurant on 0.80 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2107-DDP-26**Compton***15626 Spring Mill Road*

Adam Compton by Keeler-Webb Associates requests Detailed Development Plan approval of a 6,034 square foot multi-tenant office building on 0.88 acres +/- in Compton PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Motion: McCarty motioned to approve the Consent Agenda with Staff conditions.

Kelleher seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS**2107-ODP-14 &****2107-SPP-14***YouTube Time: 6:37***Compton Subdivision***15626 Spring Mill Road*

Adam Compton by Keeler-Webb Associates requests Overall Development Plan and Primary Plat approval of 1 Lot on 0.88 acres +/- in Compton PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Motion: McCarty motioned to approve 2107-ODP-14 & 2107-SPP-14 with Staff conditions.

Kelleher seconded. Motion passed. Vote 7-0

2107-ODP-17 &**2107-SPP-17***YouTube Time: 9:21***Union Square***South side of SR 32, west of Union Street*

Old Town Companies by American Structurepoint requests Overall Development Plan and Primary Plat approval of 3 Blocks on 2.91 acres +/- in the Union Square PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Motion: McCarty motioned to approve 2107-ODP-17 & 2107-SPP-17 with Staff conditions.

Burkman seconded. Motion passed. Vote 7-0.

2107-PUD-20*YouTube Time: 15:35***Mule Barn Road Commercial PUD***18404 Mule Barn Road*

Patch Development, LLC requests a change in zoning of 10 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Mule Barn Road Commercial PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Motion: Horkay motioned to forward 2107-ODP-14 & 2107-SPP-14 to the City Council with a favorable recommendation.

Kelleher seconded. Motion passed. Vote 6-0-1 abstention. (Spoljaric)

2107-ODP-15 &**2107-SPP-15***YouTube Time: 32:12***Mule Barn Road Commercial Subdivision***18404 Mule Barn Road*

IMI Real Estate, LLC by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat approval for a concrete production facility on one (1) 10 acre +/- parcel in the proposed Mule Barn Road Commercial PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Motion: McCarty motioned to approve 2107-ODP-15 & 2107-SPP-15 with Staff conditions.

Deck seconded. Motion passed. Vote 7-0.

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PUBLIC HEARING ITEMS

2108-ODP-18 &

2108-SPP-18

[PUBLIC HEARING]

YouTube Time: 35:35

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-Family Rural District.
(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Public Hearing for 2107-ODP-18 & 2107-SPP-18 opened at 7:38 p.m.

- Two public comments.

Public Hearing for 2107-ODP-18 & 2107-SPP-18 closed at 7:45 p.m.

2108-ODP-19 &

2108-SPP-19

[PUBLIC HEARING]

YouTube Time: 59:47

Lancaster II

Northeast corner of 186th Street and Casey Road

William Tres Developers by HWC Engineering request Overall Development Plan and Primary Plat review of 90 Lots on 36.01 acres +/- in the Lancaster II PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2107-ODP-19 & 2107-SPP-19 opened at 8:01 p.m.

- No public comments.

Public Hearing for 2107-ODP-19 & 2107-SPP-19 closed at 8:02 p.m.

2108-ODP-20 &

2108-SPP-20

[PUBLIC HEARING]

YouTube Time: 1:04:41

Midland South

Northwest corner of Roosevelt Street and Cherry Street

Old Town Design Group by Apollo Developers requests Overall Development Plan and Primary Plat review of 1 Lot on 3.37 acres +/- in the Midland South PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Public Hearing for 2107-ODP-20 & 2107-SPP-20 opened at 8:09 p.m.

- One public comment.

Public Hearing for 2107-ODP-20 & 2107-SPP-20 closed at 8:11 p.m.

2108-ODP-21 &

2108-SPP-21

[PUBLIC HEARING]

YouTube Time: 1:14:00

Bonterra

South of SR 32 and 1/4 mile west of Gray Road

M/I Homes of Indiana by Kimley-Horn and Associates requests Overall Development Plan and Primary Plat review of 138 lots and 2 blocks on 28.77 acres +/- in the Bonterra PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2107-ODP-21 & 2107-SPP-21 opened at 8:16 p.m.

- No public comments.

Public Hearing for 2107-ODP-21 & 2107-SPP-21 closed at 8:18 p.m.

2108-PUD-21

[PUBLIC HEARING]

YouTube Time: 1:20:48

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2107-ODP-14 & 2107-SPP-14 opened at 8:25 p.m.

- Two public comments.

Public Hearing for 2107-ODP-14 & 2107-SPP-14 closed at 8:30 p.m.

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2108-PUD-22
[PUBLIC HEARING]
YouTube Time: 1:47:58

Urban Apples PUD
18326 Spring Mill Road
Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Urban Apples PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2107-ODP-14 & 2107-SPP-14 opened at 9:06 p.m.

- *Two emailed comments were read by Staff*

Public Hearing for 2107-ODP-14 & 2107-SPP-14 closed at 9:07 p.m.

2108-PUD-23
[PUBLIC HEARING]
YouTube Time: 2:39:06

Springmill Trails PUD Mixed-Use Amendment
East of Ditch Road, West of Casey Road
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Springmill Trails PUD modifying 10.99 acres +/- to allow for development of for-sale townhomes.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Public Hearing for 2108-PUD-23 opened at 9:43 p.m.

- No public comments.

Public Hearing for 2108-PUD-23 closed at 9:45 p.m.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09
[CONTINUED]

Northpoint II PUD
North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2102-PUD-06
[CONTINUED]

Grand Park Village PUD Amendment IV
South Side of 186th Street, ENE of Kinsey Avenue
D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2101-ZOA-01
[CONTINUED]

Unified Development Ordinance Amendment
Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2105-PUD-16
[CONTINUED]

Winterburg PUD
South of and adjacent to 193rd Street, west of and adjacent to Casey Road
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2106-PUD-19
[CONTINUED]

Overlook at Wood Wind PUD
North side of 161st Street, 1/4 mile east of Towne Road
Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

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REPORTS/COMMENTS

YouTube Time:

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

YouTube Time: 1:11:23

Motion: Adjourn Meeting.

Motion: Kelleher; Second: McCarty.

Motion passed. Vote: 7-0

Meeting adjourned at 9:55 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary